

**KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION**  
**MINUTES**  
**MAY 22, 2023**  
**1:00 PM**

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Monday, May 22, 2023, at 1:00 PM ET via ZOOM video teleconference, by John T. Hicks, Secretary of the Governor’s Executive Cabinet and State Budget Director, Office of the State Budget Director (“OSBD”), permanent proxy for Governor Andy Beshear, and Chair of the Commission. Other members present were Susan Rieber, permanent proxy for Lieutenant Governor and Vice-Chair to the Commission Jacqueline Coleman; Geri Grigsby, proxy for Secretary Holly Johnson, Finance and Administrative Cabinet (“FAC”); Joe McDaniel, Acting State Controller and Executive Director, Office of the Controller; Carla Wright, proxy for the Office of the State Budget Director (“OSBD”); Chris Lewis, permanent proxy for Attorney General Daniel Cameron; and Katie Smith, proxy for Jeff Noel, Secretary for the Cabinet for Economic Development (“CED”).

The Office of Financial Management (“OFM”) Staff Members Present: Ryan Barrow, Executive Director of OFM; Steven Starkweather, Deputy Executive Director of OFM; Billy Aldridge; Bethany Padgett; Melissa Perry; Kaitlin Craigmyle; and Aubry McDonald.

Other Guests Present: Kylee Palmer, CED; and D Starck, public.

Secretary Hicks verified with staff a quorum was present, and the press had been notified of the meeting.

Secretary Hicks introduced the first item for business, which was the approval of the minutes from the April 18, 2023, meeting. A motion to accept the minutes of the April 18, 2023, meeting was made by Mr. McDaniel and seconded by Ms. Smith. There being no further discussion, the motion **CARRIED**.

Secretary Hicks recognized Katie Smith to present **Resolution 2023-10, 2023-11, 2023-12, 2023-13, 2023-14, 2023-15, 2023-16 and 2023-17:**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE ADAIR COUNTY FISCAL COURT ON BEHALF OF THE COLUMBIA-ADAIR COUNTY ECONOMIC DEVELOPMENT AUTHORITY FOR \$459,441.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY**

**AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE ALLEN COUNTY FISCAL COURT ON BEHALF OF THE ALLEN COUNTY-SCOTTSVILLE INDUSTRIAL DEVELOPMENT AUTHORITY, INC. FOR \$250,000.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE BRECKINRIDGE COUNTY FISCAL COURT ON BEHALF OF THE BRECKINRIDGE COUNTY UNITED INCORPORATED FOR \$496,603.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE CITY OF CORBIN ON BEHALF OF SOUTHEAST KENTUCKY INDUSTRIAL DEVELOPMENT AUTHORITY, INC. FOR \$1,892,000.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE ONE EAST KENTUCKY ON BEHALF OF THE JOHNSON COUNTY FISCAL COURT FOR \$217,500.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE ROWAN COUNTY FISCAL COURT ON BEHALF OF THE MOREHEAD-ROWAN COUNTY ECONOMIC DEVELOPMENT COUNCIL FOR \$599,414.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE**

**BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE RUSSELL COUNTY FISCAL COURT ON BEHALF OF THE RUSSELL COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY FOR \$437,274.**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO THE SIMPSON COUNTY FISCAL COURT ON BEHALF OF THE FRANKLIN-SIMPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY FOR \$252,500.**

Ms. Smith stated the next eight Resolutions were for the approval of the Economic Development Revenue Bonds to be issued by the commission. She stated all projects were identified by an independent site selection consultant through the Kentucky Product Development Initiative (KPDI) program as having the potential for future investment/location of economic development projects. All funds shall be disbursed on a reimbursement basis once supporting documentation have been received.

Ms. Smith presented Resolution 2023-10 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Adair County Fiscal Court on behalf of the Columbia-Adair County Economic Development Authority for \$459,441. The Adair County Fiscal Court in partnership with the Columbia-Adair County Economic Development Authority is seeking to build a 150,000 square foot certified build ready pad to attract new business to its community. Adair County Fiscal Court, City of Columbia, and the Columbia-Adair County Economic Development Authority will provide the match to the KPDI funds.

Ms. Smith presented Resolution 2023-11 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Allen County Fiscal Court on behalf of the Allen County-Scottsville Industrial Development Authority, Inc. for \$250,000. The Allen County Fiscal Court in partnership with the Allen County-Scottsville Industrial Development Authority, Inc. is seeking to construct a 100,000 square foot building pad in the Allen Springs Industrial Park, increasing the marketability of the park for future developments. Allen County-Scottsville Industrial Development Authority, Inc. will provide the matching funds.

Ms. Smith presented Resolution 2023-12 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Breckinridge County Fiscal Court on behalf of the Breckinridge County United Incorporated for \$496,603. The Breckinridge County Fiscal Court in partnership with Breckinridge County United Incorporated is seeking to acquire land in order to create a new industrial site in Breckinridge County. Breckinridge County United Incorporated will secure a bank loan to fund the match.

Ms. Smith presented Resolution 2023-13 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the City of Corbin on behalf of Southeast Kentucky Industrial Development Authority, Inc. for \$1,892,000. The City of Corbin in partnership with Southeast Kentucky Industrial Development Authority, Inc. is seeking to

construct a 105,000 square foot speculative building on Lot #7 in the Southern Kentucky Business Park, which will be designates Speculative Building #5.

Ms. Smith presented Resolution 2023-14 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to One East Kentucky on behalf of the Johnson County Fiscal Court for \$217,500. One East Kentucky in partnership with Johnson County Fiscal Court is seeking to expand their existing Kentucky Build-Ready Certified industrial park in Hager Hill.

Ms. Smith presented Resolution 2023-15 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Rowan County Fiscal Court on behalf of the Morehead-Rowan County Economic Development Council for \$599,414. The Rowan County Fiscal Court in partnership with the Morehead-Rowan County Economic Development Council is seeking to purchase 238 acres to attract new business to its community.

Ms. Smith presented Resolution 2023-16 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Russell County Fiscal Court on behalf of the Russell County Industrial Development Authority for \$437,274. The Russell County Fiscal Court in partnership with Russell County Industrial Development Authority is seeking to extend a road to attract new business to its community.

Ms. Smith presented Resolution 2023-17 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Simpson County Fiscal Court on behalf of the Franklin-Simpson Industrial Development Authority for \$252,500. The Simpson County Fiscal Court in partnership with Franklin-Simpson Industrial Development Authority is seeking to build a 50,000 square foot build ready pad to attract new business to its community. The Franklin-Simpson Industrial Development Authority will provide the match to the KPDI funds.

Ms. Smith noted that all of the projects were recommended by Secretary Noel with concurrence by Secretary Johnson and were approved by CED at its meeting on April 27, 2023. CED staff respectfully recommends approval.

Secretary Hicks called for a motion to approve all eight Resolutions **2023-10, 2023-11, 2023-12, 2023-13, 2023-14, 2023-15, 2023-16 and 2023-17**. Ms. Rieber made a motion to approve and was seconded by Ms. Wright. The motion **CARRIED** and Resolutions **2023-10, 2023-11, 2023-12, 2023-13, 2023-14, 2023-15, 2023-16 and 2023-17** were **ADOPTED**.

Secretary Hicks recognized Billy Aldridge to present **Resolution 2023-18:**

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING CORPORATION OF ITS MULTIFAMILY HOUSING REVENUE BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$39,250,000.**

Mr. Aldridge presented Resolution 2023-18 for the issuance authorization of a conduit issuance in an amount not to exceed \$39,250,000 of Kentucky Housing Corporation Multifamily Housing Revenue Bonds in one or more series. Proceeds of the bonds will be used to finance the acquisition, rehabilitation, and equipping of a multifamily residential rental facility of approximately 210 units located at 900 West Liberty Street in Louisville. The proposed date of sale is June 30, 2023. The estimated total project cost is approximately \$103,700,000. The anticipated net interest rate is 6.15% over a term of 40-years. These preliminary numbers are estimates based on recent market conditions. The financing was included in OFM's submittal to Capital Projects and Bond Oversight Committee. The method of sale is a public offering. Bond counsel is Dinsmore, and the developer is McCormack Barron Salazar. KHC Board of Directors approved the inducement resolution for this project on April 27, 2023. As a conduit transaction, the bonds will not be a KHC or Commonwealth debt. Staff recommends approval.

Secretary Hicks called for a motion to approve Resolution **2023-18**. Ms. Grigsby made a motion to approve and was seconded by Mr. McDaniel. The motion **CARRIED** and Resolution **2023-18** was **ADOPTED**.

Secretary Hicks recognized Billy Aldridge to present **Resolution 2023-19**:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING CORPORATION OF ITS MULTIFAMILY HOUSING REVENUE BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000.**

Mr. Aldridge presented Resolution 2023-19 for the issuance authorization of a conduit issuance in an amount not to exceed \$55,000,000 of Kentucky Housing Corporation Multifamily Housing Revenue Bonds in one or more series. Proceeds of the bonds will be used to finance the acquisition, construction, and equipping of a multifamily residential rental facility of approximately 343 units located at 715 East Gray Street in Louisville. The project is returning for new approvals due to changes to the financing plan including a new bond purchaser since the SPBC approval in August of 2022. The proposed date of sale is June 15, 2023. The estimated total project cost is approximately \$126,500,000. The anticipated net interest rate is 5.25% over a term of 40-years. These preliminary numbers are estimates based on recent market conditions. The financing was included in OFM's submittal to Capital Projects and Bond Oversight Committee. The method of sale is a private placement. Bond counsel is Dinsmore, and the developer is LDG Development. KHC Board of Directors approved the inducement resolution for this project on August 25, 2022. As a conduit transaction, the bonds will not be a KHC or Commonwealth debt. Staff recommends approval.

Secretary Hicks called for a motion to approve Resolution **2023-19**. Ms. Smith made a motion to approve and was seconded by Ms. Rieber. The motion **CARRIED** and Resolution **2023-19** was **ADOPTED**.

With no further business before the Commission, Secretary Hicks asked for a motion to adjourn, Mr. McDaniel made a motion and was seconded by all and the meeting adjourned at 1:14 PM.

Respectfully submitted,

*Ryan Barrow*

---

Ryan Barrow  
Secretary

